

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

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Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Materials), 4 (Waste Management Plan), 9 (Boundary Treatment), 10 (Landscaping), 11 (Construction Management Plan), 15 (Noise Attenuation), 16 (Contaminated Land), 20 (Obscure Glazing), 21 (Highways) and 22 (Window Reveals) attached to planning permission 137733/FO/2023

Location: Land On The Corner Of Old Market Street And Domett Street, Manchester

Date of application: 24 December 2024

Application number: CDN/24/1205

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

3 materials

The following information has been submitted in respect to the planning condition 3 (Materials)

- o SUPPORTING INFORMATION - EXTERNAL FINISHES -24 DECEMBER 2024

The information is considered to be acceptable and condition 3 is now formally discharged, subject to the development only being completed using these approved materials.

4 waste

The following information has been submitted in respect to the planning condition 4 (Waste Management Plan)

- o SUPPORTING INFORMATION - WASTE MANAGEMENT PLAN - 24 DECEMBER 2024

The information is considered to be acceptable and condition 4 is now formally discharged

9 boundary treatment

The following information has been submitted in respect to the planning condition 9 (Boundary Treatment)

- o SUPPORTING INFORMATION - BOUNDARY SITE PLAN - 24 DECEMBER 2024

The information is considered to be acceptable and condition 9 is now formally discharged.

10 landscaping

The following information has been submitted in respect to the planning condition 10 (Landscaping)

- o SUPPORTING INFORMATION - LANDSCAPE PROPOSALS - 24 DECEMBER 2024

The information is considered to be acceptable and condition 10 is now formally discharged.

11 cmp

The following information has been submitted in respect to the planning condition 11 (Construction Management Plan)

- o SUPPORTING INFORMATION - CMP - 19 FEBRUARY 2025

The information is considered to be acceptable and condition 11 is now formally discharged.

15 acoustics

The following information has been submitted in respect to the planning condition 1 (Acoustics)

- SUPPORTING INFORMATION - NOISE ASSESSMENT REPORT - 24 DEC 2024

The Local Planning Authority has reviewed the information provided to discharge Condition 15 of Planning Permission 137733/FO/2023. The submitted information is insufficient to demonstrate compliance with the condition. As a result, the application to discharge Condition 15 is refused.

16 contaminated land

The following information has been submitted in respect to the planning condition 16 (Contaminated Land)

- o SUPPORTING INFORMATION - REMEDIAL STRATEGY REPORT 24 DECEMBER 2024

The information is considered to be acceptable and condition 16 is now formally discharged.

20 obscure glazing

The following information has been submitted in respect to the planning condition 20 (Obscure Glazing)

- o SUPPORTING INFORMATION - EXTERNAL FINISHES - 24 DECEMBER 2024

The information is considered to be acceptable and condition 20 is now formally discharged.

21 highways

The following information has been submitted in respect to the planning condition 21 (Highways)

- SUPPORTING INFORMATION - FINISHED LEVELS AND RETAINING WALLS - 24 DEC 2024

- SUPPORTING INFORMATION - S278 ADOPTION LAYOUT - 24 DEC 2024

- SUPPORTING INFORMATION - S278 CONSTRUCTION DETAILS - 24 DEC 2024

- SUPPORTING INFORMATION - SURFACING AND KERBING LAYOUT - 24 DEC 2024

- SUPPORTING INFORMATION - CMP - 19 FEB 2025

The information is considered to be acceptable and condition 21 is now formally discharged.

22 window reveals

The following information has been submitted in respect to the planning condition 22 (Window Reveals)

o SUPPORTING INFORMATION - TYPICAL WINDOW DETAIL - 24 DECEMBER 2024

The information is considered to be acceptable and condition 22 is now formally discharged.

Date: 19 March 2025

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.